

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Change of Zone #3290 (AGR to R-1)  
Preliminary Plat #02018

**DATE:** December 19, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** January 8, 2003

**PROPOSAL:** To create 3 residential lots on 3.89 acres located at Old Cheney Rd. & Frontier Rd.

**WAIVER REQUEST:**

1. Allow street lighting at 480' to 500' intervals.
2. Allow sidewalks on one side only of internal streets.
3. Allow rural roadway section including 22' wide paving and 41' radius cul-de-sacs.
4. Allow rural ditches for stormwater runoff.
5. Allow the use of a sanitary sewer ejector until gravity sewer is available.

**LAND AREA:** CZ #3290—1.92 acres more or less  
PP #02018—3.89 acres more or less

**CONCLUSION:** Generally in conformance with the 2025 Comprehensive Plan. The plat is similar to Hawkswood Estates, located immediately to the east. Requested waivers are similar to waivers granted on Hawkswood Estates. The requested change of zone would allow the proposed lots to be subdivided in the future to 9,000 square feet lots. Final plats should not be approved until the area is served by gravity sanitary sewer.

**RECOMMENDATION:**

Change of Zone #3290	Approval
Preliminary Plat #02018	Conditional Approval

**WAIVER REQUESTS**

-Exceed maximum spacing for street lighting	Approval
-Allow sidewalks on one side of internal streets	Approval
-Allow rural roadway section including 22' paving and 41' radius cul-de-sac	Denial
-Allow ditches for stormwater runoff	Denial
-Allow the use of a sanitary sewer ejector until gravity sewer is available	Denial

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:**

PP #02018– The north 416' of Lot 1, Sheldon Heights in the NE 1/4 of Section 16, Township 9 North, Range 7 East, of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

CZ #3290– See attached legal description.

**LOCATION:** Old Cheney Rd. & Frontier Rd. (approximately the 6500 block of Old Cheney Rd.

**APPLICANT:** Carl R. Schmidt  
7541 Boone Trail  
Lincoln, NE 68516  
(402) 483-6623

**OWNER:** Same as applicant

**CONTACT:** Lyle Loth  
E.S.P.  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512  
(402) 421-2500

**EXISTING ZONING:** AGR- Agricultural Residential and R-1 Residential

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE AND ZONING:**

North:	R-1	Single family residential
South:	AGR	Single family residential
East:	R-1	Single family residential
West:	AGR & R-1	Single family residential

**COMPREHENSIVE PLAN SPECIFICATIONS:**

This area is shown as Residential Low Density in the 2025 Comprehensive Plan (F-25). Low density residential is defined as “residential areas with densities ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit.” (F-27)

The Southeast Lincoln/ Highway 2 Subarea Plan show this area as Low Density Residential.

*Sidewalks should be provided on both sides of all streets. (F-66, 67)*

Guiding Principles of wastewater services states that, *The City's collection system, in general, will continue to be a gravity fed system that is designed to accommodate urbanization of drainage basins and sub-basins.*(F-77)

Overall guiding principles for the Residential section includes; *Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community.*(F-65)

Strategies for new and existing neighborhoods include maintaining the diversity and character of the neighborhood.(F-71)

#### **HISTORY:**

Date when preliminary plat was submitted:	September 10, 2002
Date when Planning Director's letter was sent:	October 10, 2002
Date when revised preliminary plat was submitted:	December 9, 2002

September 4, 1962	City Council approved Sheldon Heights final plat.
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July 1, 2002	City Council approved Hawkswood Estates Preliminary Plat and Community Unit Plan.
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Changed from AA Rural and Public Use District and A-1 Single Family Dwelling District to AGR Agricultural Residential District and R-1 Residential District. in the 1979 zoning update.

**UTILITIES:** Water— A 12" water main must be built on Frontier Rd. abutting this plat.  
A 16" water main exists on Old Cheney Rd.

Sewer— A 8" sewer main exists on Old Cheney Rd.  
There is no sanitary sewer on Frontier Rd.

**TOPOGRAPHY:** The area gently slopes from north to south.

**TRAFFIC ANALYSIS:** Old Cheney Rd. is classified as a minor arterial and Frontier Rd. is a local street. The Old Cheney Road widening project between Highway 2 and So. 70<sup>th</sup> Street was completed this year.

**PUBLIC SERVICE:** The nearest fire station is Station #6 located at approximately S. 48<sup>th</sup> and Highway 2.

Maxey elementary school is located at 5200 S. 75<sup>th</sup> St. and Zeman elementary school is located at 4900 S. 52<sup>nd</sup> St.

**ANALYSIS:**

1. This is a request to subdivide one acreage lot into three smaller acreage lots.
2. This preliminary plat is similar to and adjacent to Hawkswood Estates.
3. Although the plat shows lots approximately one acre in size, the R-1 zoning district allows a minimum lot size of 9,000 square feet. The proposed lots could be subdivided in the future.
4. The applicant is requesting waivers similar to those granted for Hawkswood Estates and Grandview Heights; including rural section roads, sidewalks on one side of interior streets, street lighting at 500' intervals and rural ditches to carry storm water. Public works & Utilities Department objects to the waiver of rural section roads.
5. This plat cannot be served with gravity sanitary sewer. The applicant is proposing the use of a wastewater ejector to pump the sanitary sewer to the existing sanitary sewer on Old Cheney Road. Public Works & Utilities Department objects to this waiver.
6. Rural road cross sections with no curb and gutter require additional maintenance including the ditches and the driveway culverts. If the owners want the rural character, they should then be responsible for the maintenance.

**PRELIMINARY PLAT CONDITIONS:**

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Utility easements as requested by LES.
    - 1.1.2 Provide a metes and bounds legal description.

- 1.1.3 Correct the zoning in the notes. The current zoning is AGR and R-1. The requested zoning is R-1.
- 1.1.4 Extend the sidewalk on the north side of Frontier Circle to the east lot line of Lot 1.
- 1.1.5 Show the symbol in the Proposed Street Tree table.
- 1.1.6 Add a note to the site plan stating, "Lots 1 & 2 may be final platted as a buildable lot if the sanitary sewer to service said lots is from Old Cheney Road. Lot 3 may not be final platted as a buildable lot until such time that gravity sanitary sewer is available."
- 1.1.7 Provide landscape screen that meets design standards.
- 1.1.8 Space the street trees according to design standards.
- 1.1.9 Revise the sanitary sewer to the satisfaction of Public Work & Utilities Department.
- 1.1.10 Revise the dam for the detention cell to the satisfaction of Public Works & Utilities Department.
- 1.1.11 Provide a detail showing the necessary erosion control measures for the top and back side of the dam.
- 1.1.12 Revise the grading plan to the satisfaction of Public Works and Utilities Department.
- 1.1.13 Show the existing storm sewer that runs under Old Cheney Rd. at the northeast corner of the plat.
- 1.1.14 Change the sidewalk width to 5' along Old Cheney Rd.
- 1.1.15 As shown on the grading plan, the sidewalk location is shown at the bottom of the roadside ditch. Move the sidewalk out of the roadside ditch.
- 1.1.16 Remove all notes referring to the wastewater ejector.
- 1.1.17 Remove the 11/4" PVC wastewater ejector force main and the note.

If the Planning Commission approves the waiver to allow rural section roads and ditches to carry storm water, the following condition should apply.

Add the following note to the site plan; Roadside ditches and culverts shall be maintained by abutting property owners.

If the Planning Commission approves the waiver to allow the use of a sanitary sewer ejector, the following condition should apply.

Add the following note to the site plan; The sanitary sewer ejector and the force main shall be private and maintained by a homeowners association.

2. The City Council approves associated request:

2.1 Change of Zone #3290

2.2 An exception to the design standards to increase the spacing of street lights from 200' to 500'.

2.3 A modification to the land subdivision ordinance to permit sidewalks on one side only of interior streets.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

3.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

3.2.2 To complete the private improvement shown on the preliminary plat.

- 3.2.3 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 3.2.4 To continuously and regularly maintain the street trees and landscape screen along Old Cheney Rd.
- 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
- 3.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.7 To protect the trees that are indicated to remain during construction and development.
- 3.2.8 To relinquish direct vehicular access to Old Cheney Rd. from Lots 1 & 2.
- 3.2.9 To pay a water connection fee for the Old Cheney Rd. water main.
- 3.3.10 To request a biennial water well permit for each existing well from the Lincoln-Lancaster County Health Department.
- 3.3.11 If Planning Commission chooses to approve waiver of curb and gutter add the following;

Maintenance Responsibility of Roadways and Ditches. The parties understand that the public streets currently serving individual premises located within the Frontier Meadows area have not been constructed in accordance with the City of Lincoln Standard Specifications for Municipal Construction. Such deviation from City of Lincoln Standard Specification for Municipal Construction results in different maintenance requirements than those normally encountered with streets of the City of Lincoln constructed in accordance with its City of Lincoln Standard Specifications for Municipal Construction. After annexation or platting, the adjacent property owners or, in the alternative, the Association, shall not have maintenance responsibility for existing roadway improvements except as follows:

- (A) Mowing and keeping ditches and driveway pipes free of obstructions shall be the responsibility of the adjacent property owner. This responsibility shall extend to and

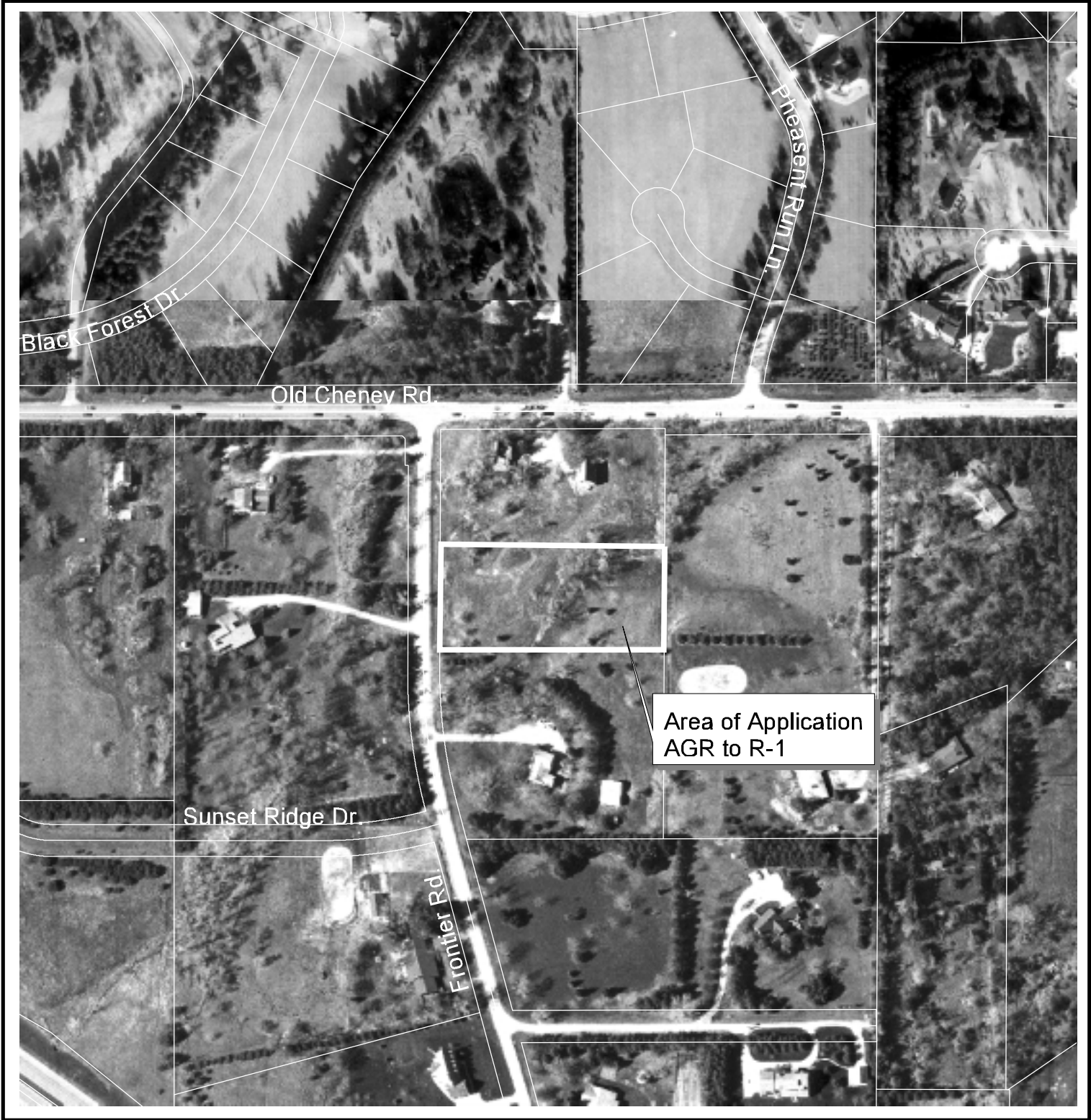
include that portion of the public right-of-way from the edge of pavement to the right-of-way line.

- (B) The only permitted item within the right-of-way line shall be a mailbox. This mailbox and mailbox post shall be a minimum of five feet from the edge of pavement. Mailbox opening may be four feet from the edge of pavement. The mailbox support or standard shall be constructed in accordance with U.S. postal requirements. The mailbox and standard shall only be used for mail purposes and may have street addresses affixed to it. No other fixtures will be allowed, within the public right-of-way, except public street names signs, traffic control signs and public lighting approved by the City.
- (C) Should the adjacent property owner neglect or be negligent in performing the general maintenance of driveway, driveway pipes and ditches that is specified in subpart (a) above and damages occur to the public roadway or adjacent property, that property owner shall be responsible for all damages and liabilities that occur.
- (D) When it is determined by the Public Works & Utilities Department that a driveway pipe or pipes has deteriorated or been damaged to a point that replacement is required, the property owner shall replace said driveway pipe within one week of notification or bear the cost of said replacement.

Prepared by:

Tom Cajka  
Planner





**Change of Zone #3290  
Frontier Rd. & Old Cheney Rd.**

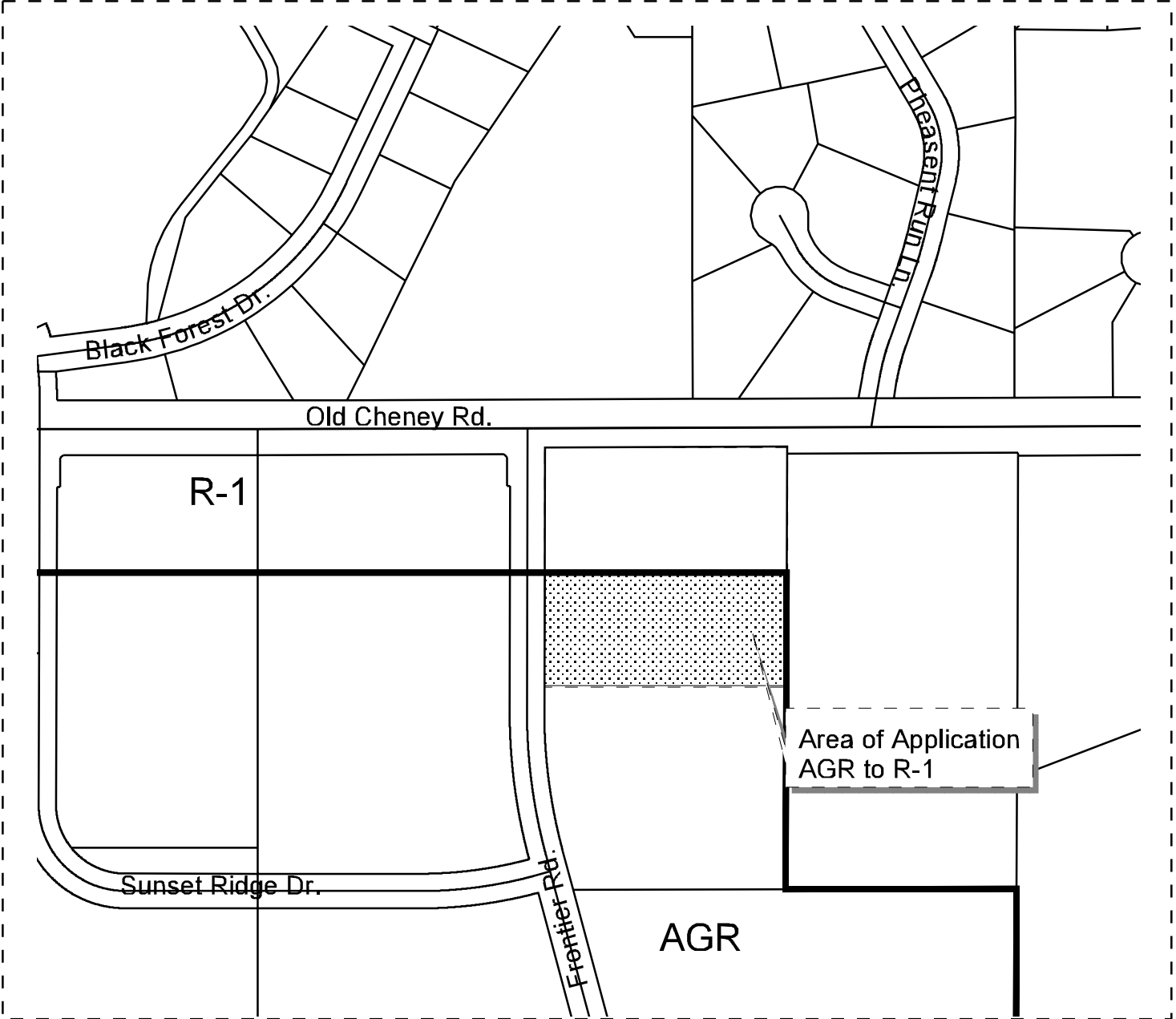


Sheet \_\_\_\_\_ of \_\_\_\_\_

Date: \_\_\_\_\_

Photograph Date: 1999

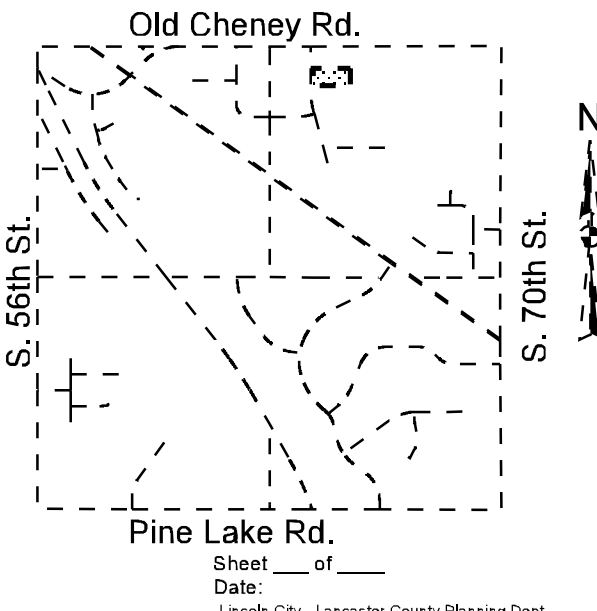
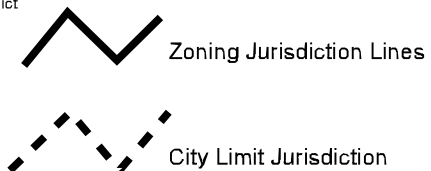
Lincoln City - Lancaster County Planning Dept.



# **Change of Zone #3290** **Frontier Rd. & Old Cheney Rd.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 16 T9N R7E



## CHANGE OF ZONE #3290

Commencing at the northeast corner of Lot 1, Block 1 Sheldon Heights Addition and extending thence along the east line of said Lot 1 S 00°23'37" W, 217.00 feet to the point of beginning;

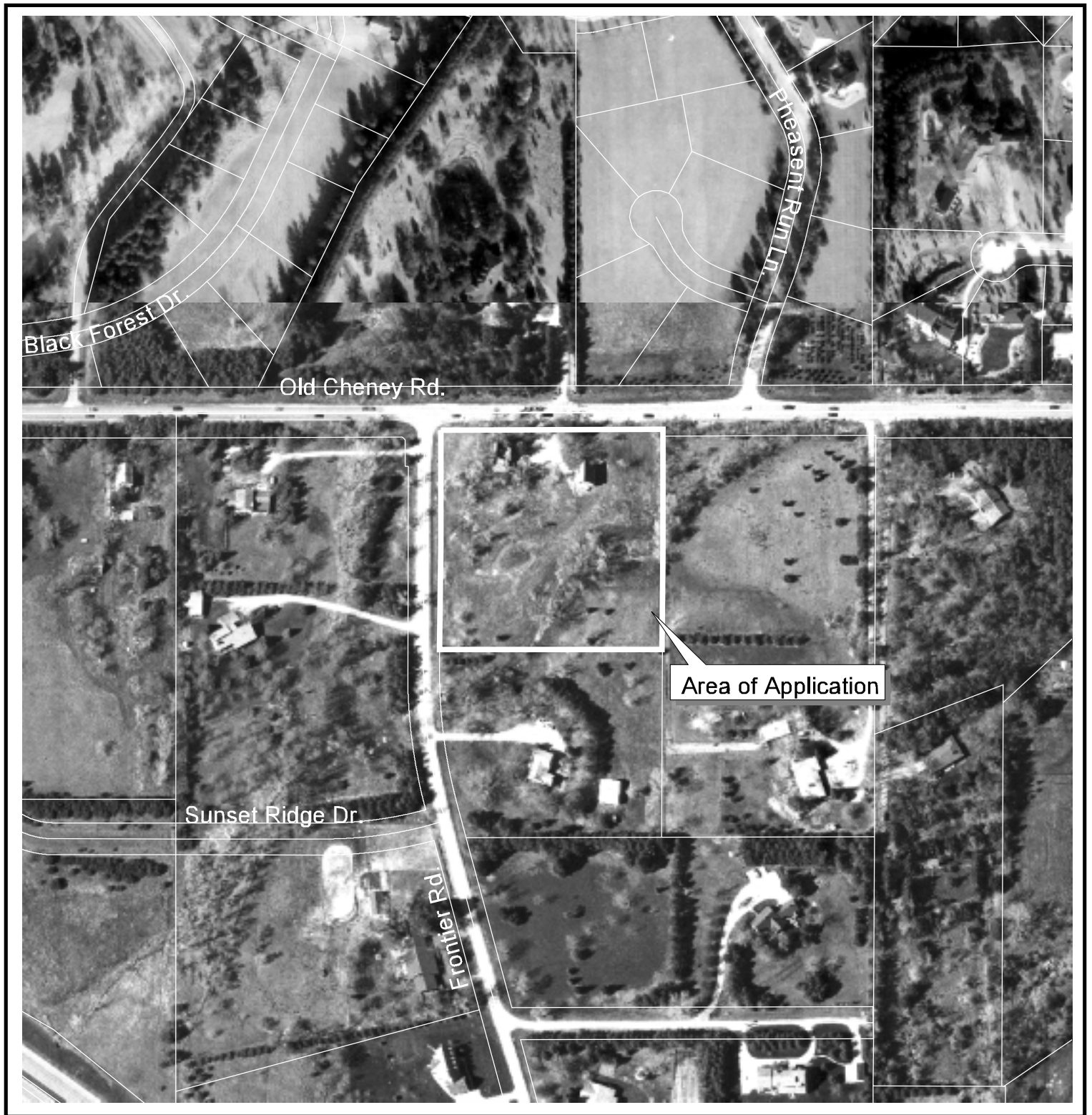
Thence continuing along said east line a distance of 199.00 feet;

Thence N 89°36'23" W, 420.00 feet;

Thence N 00°23'37" E, 199.00 feet;

Thence S 89°36'23" E, 420.00 feet to the point of beginning containing 1.92 acres, more or less.

[illegible]

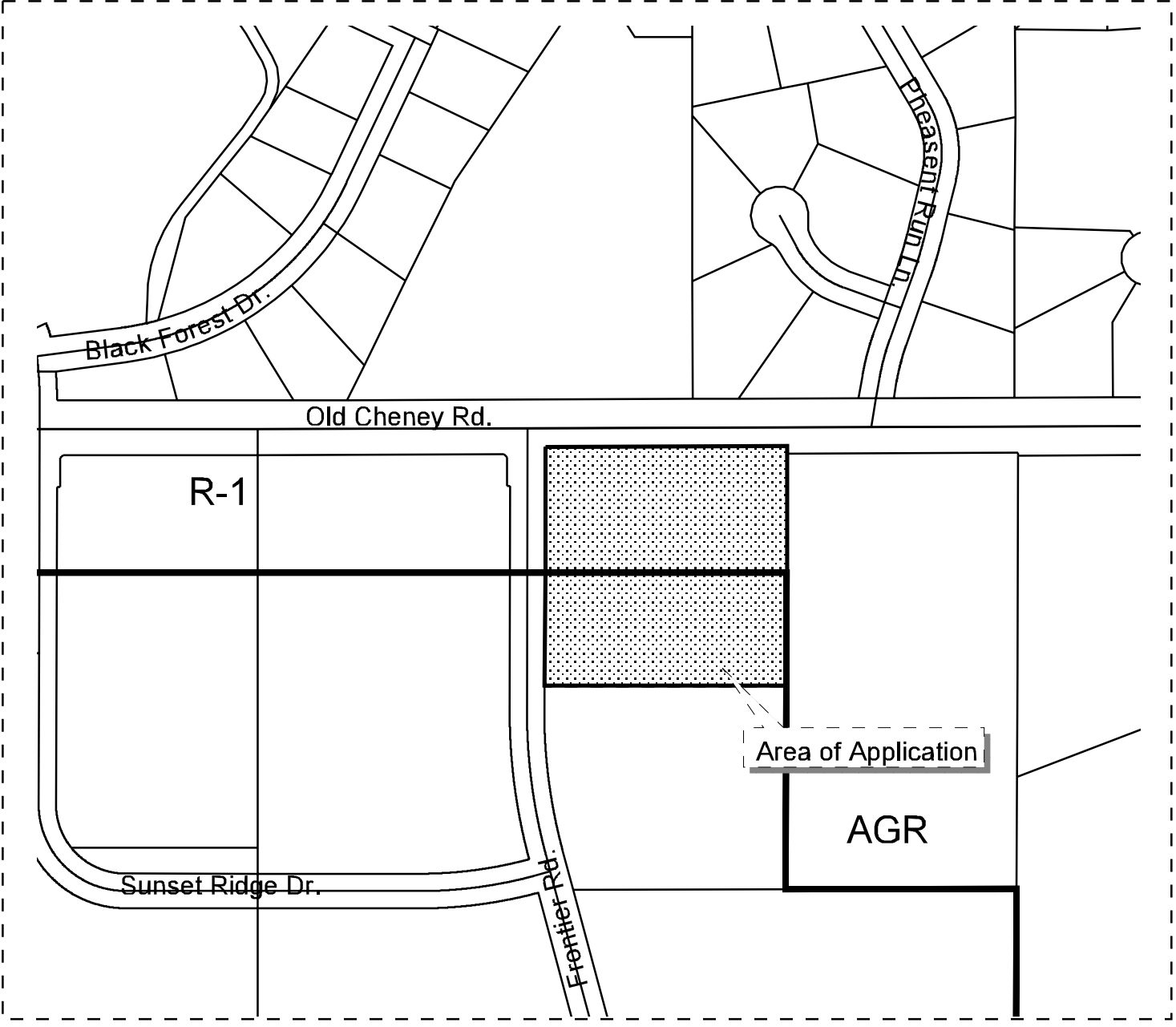


**Preliminary Plat #02018**  
**Frontier Meadows**  
**Frontier Rd. & Old Cheney Rd.**



Photograph Date: 1999

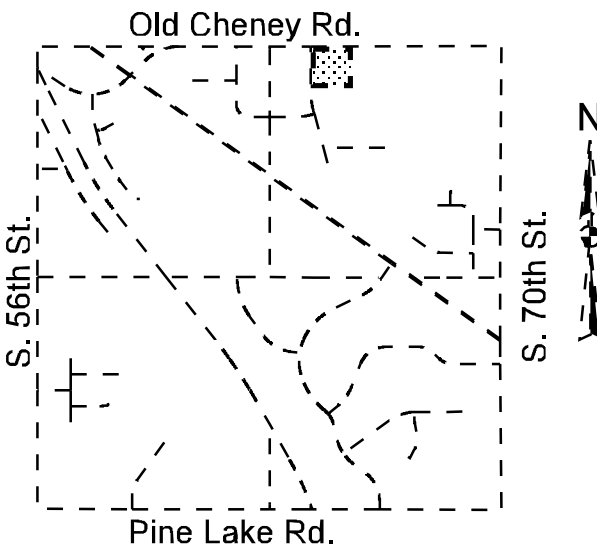
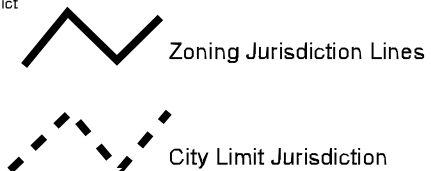
Lincoln City - Lancaster County Planning Dept.



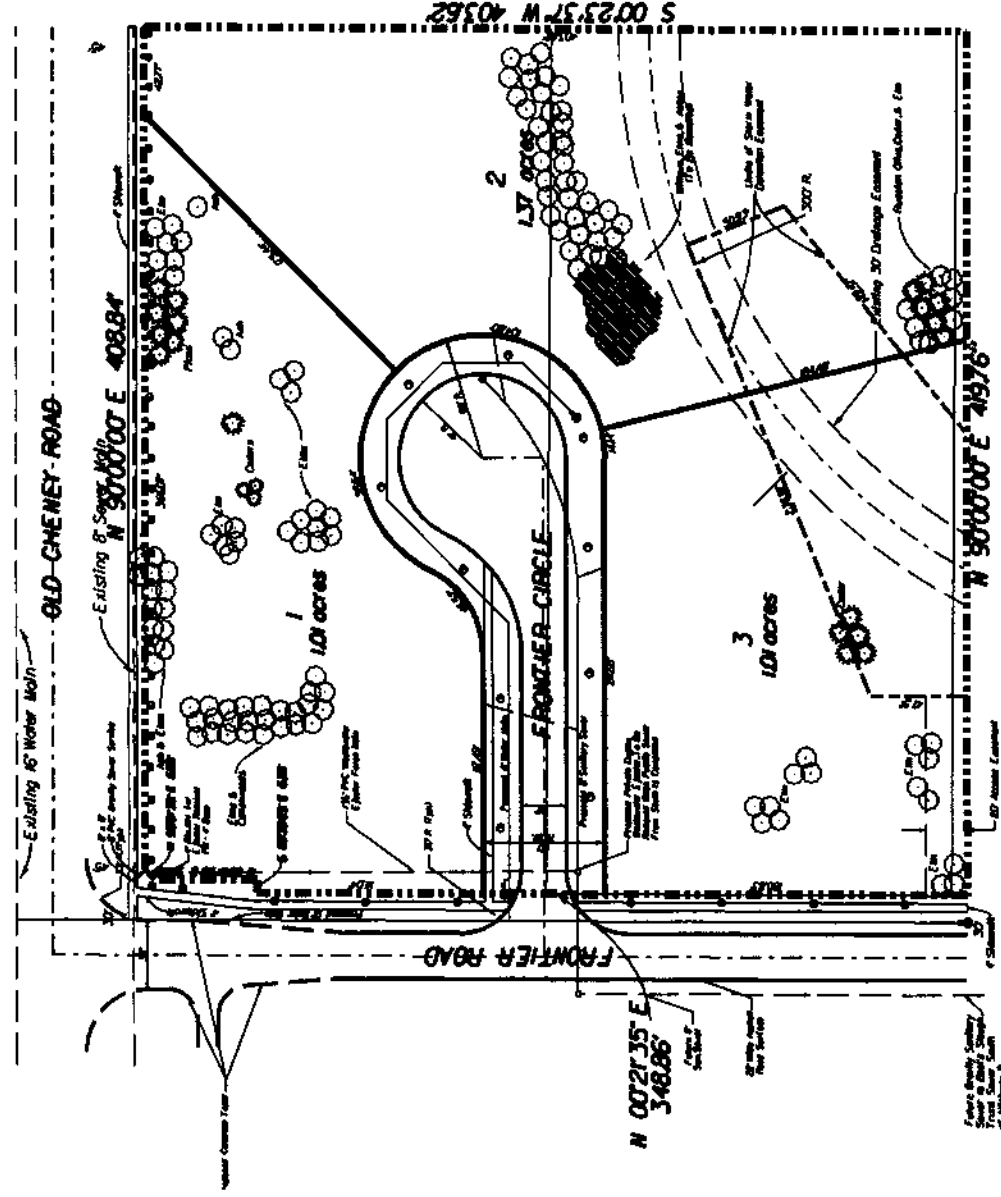
**Preliminary Plat #02018**  
**Frontier Meadows**  
**Frontier Rd. & Old Cheney Rd.**

- Zoning:**
- R-1 to R-8 Residential District
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  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 16 T9N R7E



**FRONTIER MEADOWS  
PRELIMINARY PLAT  
SITE PLAN**



- [illegible]

**JOHN CORMACK**, Editor, *Washington Post*

CONFIDENTIAL/SENSITIVE

[illegible]

STAGE,  
SUMMER OF 1917.  
3 Single Family lots  
1. nearly empty, but this building survey was  
made by the city engineer for the  
purpose of determining the  
value of the lots for the  
purpose of the city of Chicago.

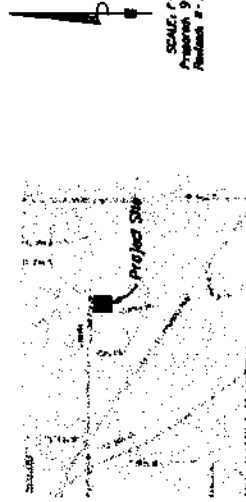
2025-01-14

**REQUESTED ACTIONS**

1. To review aircraft loading at 400 - 500 intervals.
2. To review the 2nd maintenance.
3. To inform aircrafts along way about of internal aircrafts.
4. To ensure correct recovery operation including EC while arriving and or rejected maintenance.
5. To ensure crew attached to carry extra water when the returning general aircrafts stoppover for 15 minutes.
6. To ensure use of a military aircrafts until 1000hrs.

The foregoing plot was approved by the City-Lansdowner County Board.

4772571-



VICTIMITY SKETCH

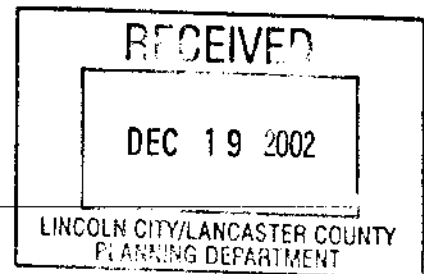
SCALE: 1" = 30'  
Approved 9-1-02  
Reviewed 9-5-02

CHIEF OF 3

STRADE	STREET	SPECIES	implant width	measuring d.b.h.	measuring height
	W. & Cherry Road	Strawberry (young) little maple - (broadleaf?)	40"	1 1/2" Cul.	8.5 ft.
	Frontier Road	ash-leaved flowering rose spruce - Red Spruce - (broad leaf?)	40"	1 1/2" Cul.	8.5 ft.
	Frontier Circle	Red Spruce young (rose - Spruce - Red Spruce?)	45"	1 1/2" Cul.	8.5 ft.
	Old Cherry Road Street Street	Plum - Spruce White (Plum - Spruce?)	30"	1-1 1/2"	8.5 ft.

[illegible]

# M e m o r a n d u m



**To:** Tom Cajka, Planning Department  
**From:** <sup>DB</sup> Dennis Bartels, Public Works and Utilities  
<sup>CB</sup> Chad Blahak, Public Works and Utilities  
**Subject:** Frontier Meadows  
**Date:** December 18, 2002  
**cc:** Randy Hoskins  
Dennis Bartels  
Nicole Fleck-Tooze  
Devin Biesecker

Engineering Services has reviewed the re-submitted preliminary plat and community unit plan for Frontier Meadows, located at Frontier Road, south of Old Cheney Road and has the following comments:

1. Water - The water system for this plat is satisfactory.
2. Sanitary - Public Works continues to recommend that the plat be served by a public gravity sewer connecting to the Beals Slough trunk sewer south of Hwy #2 and that the request for waiver of design standards to temporarily use an ejector pump be denied.
3. Grading/Drainage - The dam for the detention cell does not meet design standards (14' minimum top width and 4:1 maximum side slope) and should be revised accordingly. A detail for the outlet structure and culvert needs to be provided, including the velocity and required energy dissipation measures at the outlet.

The entire length of the dam is proposed to be used as the spillway. A detail needs to be provided showing the necessary erosion control measures for the top and back side of the dam. Public Works recommends that the outlet structure be redesigned such that a smaller, more easily maintained spillway is provided.

The drainage ditch on the north side of Frontier Circle at the intersection of Frontier Road does not correspond with the proposed 18" culvert. The grading plan should be revised accordingly.

A portion of the drainage channel running to the proposed pond is outside the drainage easement.



The existing storm sewer that runs under Old Cheney Road at the north east corner of the plat needs to be shown on this plat. The drainage way for the aforementioned storm sewer also needs to be shown on the grading plan with the required easement.

The grading plan does not match the typical cross section shown and should be revised accordingly. Also, the grades along Old Cheney Road do not match new construction and should be revised accordingly.

Dennis Bartels and/or myself would like to meet with the applicant to discuss this plat prior to the next submittal.

4. Streets - The developer is requesting rural cross-section roadways with open ditches. Public Works recommends urban type curb and gutter paving. If the rural cross-section is approved over our objection, the developer should be required to maintain the open ditches and culverts. The grading plan should be revised so that the roadways can be converted to urban paving without regrading the lots by showing the grading to meet the potential urban cross-section. This would also allow sidewalks to be built. As shown on the grading plan, the sidewalk location is shown at the bottom of the roadside ditch. This location is unsatisfactory for routine maintenance and snow removal.

The sidewalks along Old Cheney should be 5' in width to meet ADA requirements.

5. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, ~~temporary~~ fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

← \*

# Memo



**To:** Tom Cajka, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** December 19, 2002

**Re:** Frontier Meadows PP 02018

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. Please provide label/symbol of tree species in the plant table as to how they correspond with the numbers located on the plan.
2. Street trees which are large overstory species need to be planted at a maximum of 60' on and a minimum of 45' between trees.
3. Street trees which are flowering or ornamental need to be planted at a maximum of 45' on center and a minimum of 20' between trees

Please distinguish between the street trees required by the City and the Screening trees required by the City. Street trees do not count towards the screening requirement.

4. As stated in the September 17<sup>th</sup> Memo, a more effective screen is created by staggering trees and creating groups than one continuous line of alternated trees. Please consider this in designing a street screen.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Tom Cajka

**DATE:** August 30, 2002

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder  
Jerry Hood

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Bruce Dart, Director  
EH File  
EH Administration

**SUBJECT:** Frontier Meadows  
PP #02018

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Frontier Meadows with the following noted:

- Sewage disposal is proposed to be the Lincoln City Municipal collection system with a temporary lift station until a new sewer to the south is constructed. All properties must be connected to the sewer and all individual sewage disposal systems must be properly abandoned.
- Water supply will be the City of Lincoln water supply. Any wells in existence that are not going to be used must be properly abandoned. Any wells that are kept, must have a biennial well permit from the LLCHD.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

**Richard J Furasek**

To: Thomas J Cajka/Notes@Notes

cc:

09/20/2002 01:42 PM

Subject: Frontier Meadows

I have reviewed the proposed PP 02018 and find it acceptable from the departments perspective.

Richard J. Furasek

Assistant Chief Operations

Lincoln Fire & Rescue

1801 Q Street

Lincoln Ne. 68508

Office 402-441-8354

Fax 402-441-8292



**MICHAEL WOOLMAN**  
**<lpd737@CJIS.CI.LIN**  
**COLN.NE.US>**

09/13/2002 11:00  
AM

To: Tom Cajka <TCajka@ci.lincoln.ne.us>  
cc:  
Subject: Frontier Meadows

Mr. Cajka,

The Lincoln Police Department has no objections to the Frontier Meadows PP 02018.

Michael S. Woolman  
Planning Sergeant  
Lincoln Police Department

## City of Lincoln, Nebraska

### IMPORTANT

**All revisions to plans must include Building Permit # and Job Address.**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

### Plan Review Comments

Permit # **DRF02072**

Address

Job Description: **Development Review - Fire**

Location: **FRONTIER MEADOWS/PP 02**

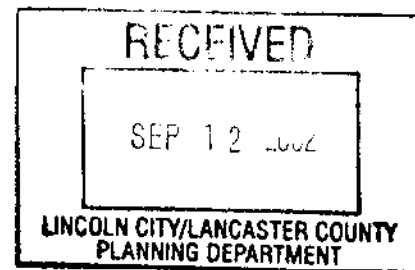
Special Permit:

Preliminary Plat: **Y 02018**

Use Permit:

CUP/PUD:

Requested By **TOM CAJKA**



Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

**BOB FIEDLER**

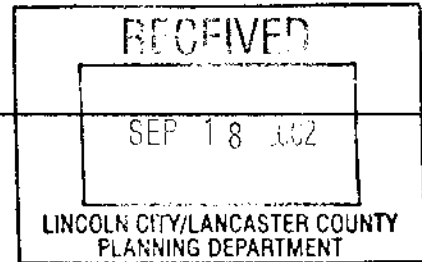
Comments:

#### **Current Codes in Use Relating to Construction Development in the City of Lincoln:**

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



UNITED STATES  
POSTAL SERVICE



September 17, 2002

Tom Cajka  
City-County Planning Department  
555 So 10 St  
Lincoln NE 68508-3992

**SUBJECT: Frontier Meadows (Revised):**

Tom,

I have reviewed the above-mentioned request.

I find no concerns on behalf of the United States Postal Service and would agree with these proposals as submitted.

Please feel free to call me with any questions.

Thank you,

John Gilroy  
Acting Customer Service Support Supervisor

JOHN GILROY  
ACTING SUPV, CUST SERV SUPPORT  
700 R ST RM 201  
LINCOLN NE 68501-9662  
(402) 304-6545 (C)  
(402) 473-1627  
FAX: (402) 473-1795



INTER-DEPARTMENT COMMUNICATION

DATE September 26, 2002

TO Tom Cajka, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #57S-64E

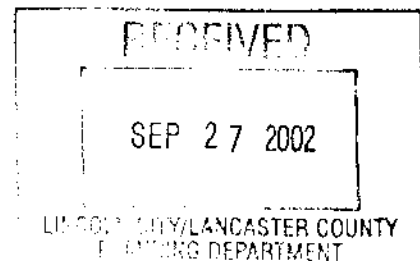
Attached is the Revised Preliminary Plat for Frontier Meadows.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

*Sharon Theobald*



ST/ss  
Attachment  
c: Terry Wiebke  
Easement File